



LEXINGTON COMMUNITY CENTER

Special Town Meeting – June 16, 2014



Ad Hoc Community Center Advisory Committee (AhCCAC)

8 Members:

- Michelle Ciccolo, Chair
- Mary Ellen Alessandro
- Betty Borghesani
- Harry Forsdick
- Jon Himmel
- Laura Hussong
- Florence Koplow
- Leslie Zales

Plus Many Liaisons and Town Staff

QUICK COMMUNITY CENTER HISTORY

- **STM March 18, 2013** – Purchase of land & buildings authorized with CPA funds
- **2013 ATM** appropriated CPA funds for **planning** Steffian Bradley Architects (**SBA**) hired summer 2013
- **STM Nov. 2013**- Phase 1 funding **\$3,169,000**
- **December 2013** – **Site Acquired**
- **Dec 16, 2013** – Report to BOS “**Site Master plan**”
- **March 2014 STM** – **Single phase** project recommended, scope and cost modified to **\$6,220,00**. Architectural plans still at 60% design stage in March 2014.

At 90% Design Drawing Stage, Major Cost Increases:

- **Interior Detail Finish Work**

Finishes, millwork & cabinetry that create a warm, welcoming and inclusive community center space that is in concert with the Mission Statement established by the AhCCAC and enhances functionality of spaces

- **Exterior Façade Repairs**

Early spring detailed inspection of building envelope revealed increased requirement for replacing with rotted wood at window frames, correcting metal panel moisture infiltration, and sealant replacement

- **Fire Protection**

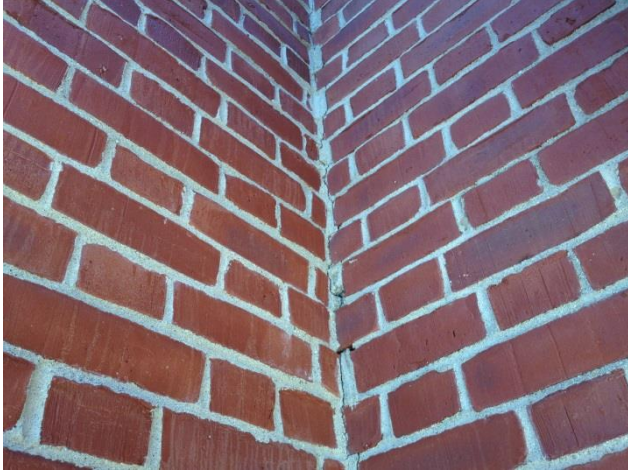
Increase fire sprinkler piping relocation from coordination of ductwork and HVAC system installation

- **New Entry at Lower Level**

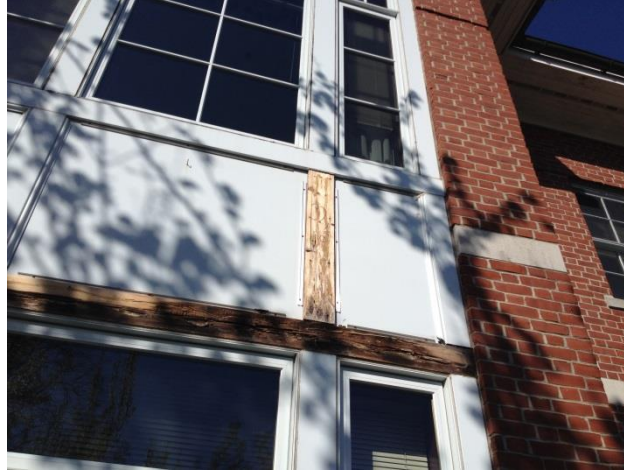
Optimizes natural light and handicapped accessibility at lower level north elevation in response to considerable public comment

Overall increase ~\$1,050,000 in project costs over March STM

Exterior Repairs



Cracked brick and mortar will be repointed.



Failed sealant joints and rotted wood at windows and window bays will be repaired with new waterproof membrane and weatherproof exterior trim boards.



Rotted fascia will be replaced and painted.



Rotted wood railings will be repaired with new wood to match profile.



All exterior sealant joints will be replaced with new backer rod and sealant.



View 2



View 1

Lower Level North Entrance



View 4



View 3

Lower Level North Entrance

AhCCAC Actions

- **May 22, AhCCAC** assigned Technical Team to *value engineering (VE) the project*
- **May 28, AhCCAC** deliberated on VE items & recommended **reductions of \$450,000**
- Even with VE reductions, more funding needed to accomplish project objectives
- **June 2, AhCCAC** recommended to **BOS** an additional **appropriation of \$500,000.**

Value Engineering

DESCRIPTION	Direct Cost	Value Engineering Amount (includes burden)	Technical Group Recommended VE 5/27/14	VE Recommended AhCCAC 5/28/14
HVAC - Eliminate Mech pit and place equipment on grade	(\$15,000)	(\$20,250)	(\$20,250)	(\$20,250)
PLMG - Use Pro-press piping system in lieu of conventional	(\$7,500)	(\$10,125)	(\$10,125)	(\$10,125)
ELEC - No global Relamping	(\$27,000)	(\$36,450)	(\$36,450)	(\$36,450)
ELEC - Select more economical light fixtures	(\$7,500)	(\$10,125)	(\$10,125)	(\$10,125)
T/D - Reduce down new t/d devices	(\$4,000)	(\$5,400)	(\$5,000)	(\$5,000)
Change workshop 014 countertop & backsplash to mdf w/ 2x hardwood nosing in lieu of full solid hardwood	(\$3,010)	(\$4,064)	(\$4,064)	(\$4,064)
Change Billiard room ceiling gwb soffiting to ACT	(\$3,000)	(\$4,050)	(\$4,050)	(\$4,050)
Delete Staff /Volunteer Break Rm 033 (counter, cabinets, sink, plumbing, wall furring, door 035B, wall access panel, flooring, ceiling, etc)	(\$14,920)	(\$20,142)	(\$20,142)	(\$20,142)
Keep (do not replace with new) ceiling tile in 2nd floor multi-purpose rooms 242 & 237	(\$11,120)	(\$15,012)	(\$15,012)	(\$15,012)
Keep (do not replace with new) ceiling tile in Second Floor Mansion	(\$10,450)	(\$14,108)	(\$14,108)	(\$14,108)
Remove bench and wall paneling on one wall of fitness room 006. Keep coat hooks.	(\$10,115)	(\$13,655)	(\$13,655)	
Remove ballet barre in 006A & 006B (re-assign as free standing in FFE budget)	(\$8,040)	(\$10,854)	(\$5,427)	
Remove built-in storage shelving in 016 (re-assign to FFE)	(\$8,370)	(\$11,300)	(\$2,930)	(\$2,930)
Delete folding partition keep LVL supports in lower level fitness room	(\$16,950)	(\$22,883)	\$0	(\$22,883)
Remove door to corridor, and remove LVL supports	(\$5,610)	(\$7,574)	\$0	(\$7,574)
Delete folding partition keep LVL supports in 2nd flr MP room	(\$10,450)	(\$14,108)	(\$14,108)	(\$14,108)
Hollow metal doors & frames for Lower Lever openings in lieu of wood doors & frames	(\$8,000)	(\$10,800)	(\$10,800)	(\$10,800)
Remove tel/com and security from the estimate – Bid separately by Town of Lexington	(\$226,480)	(\$52,543)	(\$52,543)	(\$52,543)
Remove Site Improvements from estimate - Bid separately by Town of Lexington	(\$73,600)	(\$17,075)	(\$17,075)	(\$17,075)
Retain blue stone for patio/sidewalk	(\$56,301)	(\$76,006)	(\$76,006)	(\$76,006)
Reduction target from all casework excluding sink locations	(\$31,000)	(\$41,850)	(\$20,000)	(\$20,000)
Reduction target for workshop casework, counters, shelving & reuse salvaged senior center FFE	(\$30,480)	(\$41,148)	(\$10,000)	(\$10,000)
Remove proposed wall covering	(\$6,500)	(\$8,775)	(\$8,775)	(\$8,775)
Remove 75% of ceramic tile wainscoting in 4 new bathrooms (wet wall tile to remain)	(\$6,800)	(\$9,180)	(\$9,180)	(\$9,180)
Remove Lower Level Drinking Fountain/bottle filler	(\$4,800)	(\$6,480)	(\$6,480)	
Remove window treatment (no room darkening, no removal of existing & no cleaning and reinstallation)	(\$20,680)	(\$27,918)	(\$10,000)	(\$10,000)
Change 80% new wood baseboard to vinyl, keep 20% to match existing locations	(\$9,000)	(\$12,150)	(\$5,000)	(\$5,000)
Remove 50% of Fitness mirrors	(\$5,900)	(\$7,965)	(\$7,965)	
Remove cleaning existing carpeting	(\$6,000)	(\$8,100)	(\$8,100)	(\$8,100)
Remove marker boards (4 qty)	(\$2,500)	(\$3,375)	(\$3,375)	(\$3,375)
Remove motorized projection screens (2 qty)	(\$5,000)	(\$6,750)	(\$5,000)	(\$5,000)
North lower- level entrance daylighting		(\$74,895)	\$8,200	\$8,200
Remove structural upgrades at 2nd Floor East wing (Rec Dept)	(\$29,900)	(\$40,365)	(\$40,365)	(\$40,365)
VE subtotals			(\$452,910)	(\$449,838)

Additional Actions

- **June 9, BOS** supported seeking an additional appropriation of Community Preservation funds of \$500,000 at **STM** on **June 16**
- **June 10**, Community Preservation Committee supported a **supplemental** appropriation of **\$500,000 of CPA** funds for the Community Center project
- **June 10**, Appropriation Committee unanimously supported the appropriation
- **June 11**, Capital Expenditures Committee unanimously supported the appropriation

Project Budget - Supplemental Appropriation of \$500,000

Lexington Community Center Total Project

Updated June 16, 2014

	STM 11/4/13		STM 3/24/14		AhCCAC May 28, 2014	
Hard Costs						
Direct Cost Subtotal	\$1,765,000		\$3,675,000		\$4,604,000	
Direct Cost Markups and Contingencies						
General Conditions, General Requirements, Insurance & Fee	23.2%	\$409,000	23.2%	\$853,000	23.2%	\$1,068,000
Price and Design Contingency	18%	\$326,000	12.5%	\$459,000		\$100,000
Bidding Contingency						\$86,000
Value Engineering						-\$450,000
Estimated Construction Cost		<u>\$2,500,000</u>		<u>\$4,987,000</u>		<u>\$5,408,000</u>
Construction Change Order Contingency	7.5%	\$187,000	5.0%	\$249,000	5.0%	\$270,000
Total Estimated Construction Contract		<u>\$2,687,000</u>		<u>\$5,236,000</u>		<u>\$5,678,000</u>
Soft Costs						
A&E Design Development & Construction Documents	6.5%	\$162,000	7.0%	\$349,000	7.0%	\$379,000
A&E Bidding & Construction Administration	2.5%	\$62,000	2.5%	\$125,000	2.5%	\$135,000
FF&E		\$75,000		\$125,000		\$125,000
Transition Costs		\$0		\$50,000		\$50,000
Consultants (legal, testing)		\$10,000		\$10,000		\$10,000
Commissioning		\$15,000		\$50,000		\$50,000
Total Estimated Soft Cost for Phase 1		<u>\$324,000</u>		<u>\$709,000</u>		<u>\$749,000</u>
Hard Cost + Soft Cost		<u>\$3,011,000</u>		<u>\$5,945,000</u>		<u>\$6,427,000</u>
Project Contingency	3.0%	<u>\$88,000</u>	3.0%	<u>\$175,000</u>	3.0%	<u>\$193,000</u>
		<u>\$3,099,000</u>		<u>\$6,120,000</u>		<u>\$6,620,000</u>
Other Considerations						
Sidewalk Design		\$20,000		\$20,000		\$20,000
Additional Fees (Constructability & Carriage House Evaluation)		\$50,000		\$80,000		\$80,000
Total Project Cost						
	<u>\$3,169,000</u>		<u>\$6,220,000</u>		<u>\$6,720,000</u>	

Recommended Appropriation Increase = \$500,000

Lexington Community Center

Discussion